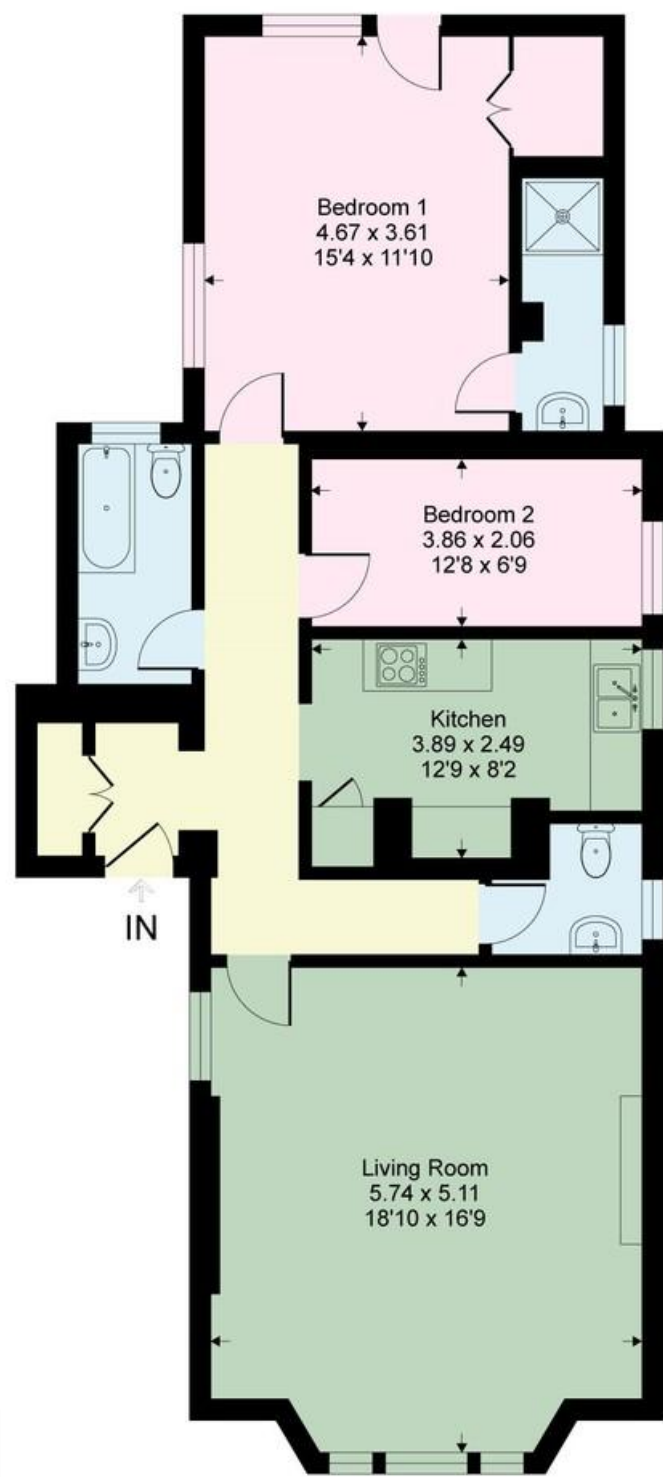
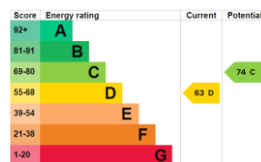


# Boyne Park, TN4

Approximate Gross Internal Area = 91 sq m / 976 sq ft



Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## Flat 2, 28 Boyne Park

Tunbridge Wells, TN4 8ET



Attractive and spacious 2-bedroom ground floor flat enjoying direct access out to an attractive garden being one of four apartments in a substantial and handsome Victorian House in a quiet and sought after residential area.

Communal Hall, Hall, Cloakroom, Sitting/Dining Room, Fitted Kitchen, 2 Double Bedrooms, En-suite Shower Room, Bathroom, Gas Fired Central Heating, Allocated Parking, Communal Garden.

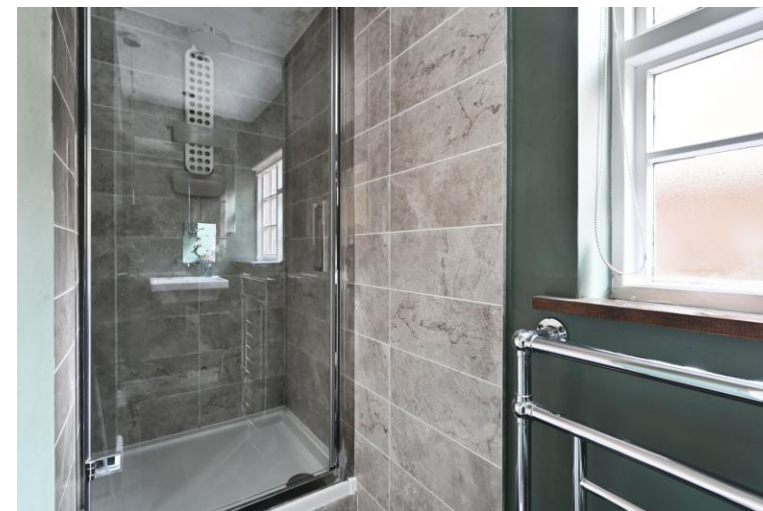
**Guide price £450,000 \*Share of Freehold\***



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆ Smeg 4-ring gas hob, with stainless steel extractor above John Lewis electric oven, John Lewis Fridge/Freezer, plumbing for washing machine and a former range recess has been fitted with a bespoke wooden worksurface with nest of drawers beneath, built in shelved cupboard, glow worm gas fired combination boiler (age 16 months), Bosch dishwasher.
- ◆ Double bedroom 1 enjoys a dual aspect outlook including a door out to the garden, the room is semi vaulted and has engineered wooden flooring and built in wardrobe cupboards.
- ◆ Ensuite shower room with large shower cubicle, floor to ceiling tiled walls, heated chrome towel rail, wall hung wash basin, mirrored cabinet, and window.
- ◆ Double bedroom 2 has a tall sash window and limed oak flooring.
- ◆ Bathroom with antique claw foot cast iron bath, with bottle taps, low level WC, pedestal washbasin, tiled floor and walls, tall sash window.

#### Outside

- ◆ One of the features of this property is its quiet setting with a drive to the front with an allocated parking space for Flat 2 in front of its main reception room window.
- ◆ Locked security wrought iron gates to both sides of the property lead to the rear garden.
- ◆ Flat 2 has direct access out to a paved patio and beyond to a well-established good sized garden with lawns mature shrubs and Victorian columned path.
- ◆ There is a secure timber out building with an allocated storage area for each apartment.

#### Practicalities

- ◆ The property benefits from being a share of freehold with a 999 year lease which commenced on the 1st April 2005.
- ◆ Outgoings for the year 2023-24 are £2115.21 for maintenance.
- ◆ TW Property have been the managing agent since June of 2023, the lease dictates decoration of the property every 5 years, the schedule for this year is to have the internal decorations carried out in February 2024 and the external front and right hand side in the summer of 2024.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

### Property Description

- ◆ A spacious ground floor flat enjoying well-proportioned rooms with tall ceilings and period features.
- ◆ Stunning main reception room with 2.8 metre high ceiling retaining original panelled bay window with large sash windows.
- ◆ Period front door leads into a magnificent communal reception hall for the 4 apartments and features the original staircase and a large bay window.
- ◆ Flat 2 front door to hall giving access to all rooms and to a boarded attic space with fitted loft ladder and light connected, suitable for boxes, suitcases, Christmas decorations.
- ◆ The hall also features attractive open display shelves and door leading to main reception room.
- ◆ Beautiful, panelled bay to the front with original tall sash windows, deep skirting boards, and original floorboards.
- ◆ Attractive Dentil fireplace surround, the room is decorated with coved ceiling, ornate ceiling rose, and picture rail.
- ◆ Cloakroom with low level WC, washbasin, tall sash window, and internal door with fan light above.
- ◆ Kitchen is attractively fitted with stainless steel lipped worksurfaces, inset sinks with a tall sash window above with fitted blind.

